

# LEXINGTON OAKS

## *OFFICIAL HOA NEWSLETTER*

**NOVEMBER 2026**

## President's *Message*

Dear Neighbors,

As November arrives, we enter a special time of year—a season of gratitude, kindness, and giving thanks. Thanksgiving reminds us to appreciate the blessings in our lives, the people around us, and the community we are fortunate to call home.

I want to take this opportunity to thank our homeowners, volunteers, and neighbors who contribute to making Lexington Oaks a welcoming and beautiful place to live. Whether through maintaining your homes, volunteering your time, participating in community activities, or simply extending a helping hand to a neighbor, your efforts make a meaningful difference across our 13 villages.

As we prepare for the holiday season, I encourage everyone to embrace the spirit of giving. Sometimes the smallest gestures—a friendly conversation, checking on a neighbor, or offering assistance to someone in need—can make the greatest impact. These simple acts of kindness help strengthen the sense of community that makes Lexington Oaks special.

Looking ahead, we have several opportunities to come together, including our annual Christmas Decorating Contest and the upcoming HOA Board elections in February. I encourage homeowners to stay involved, share their ideas, and consider ways to contribute to our community's continued success.

On behalf of the Lexington Oaks HOA Board of Directors, I wish you and your families a wonderful Thanksgiving filled with peace, happiness, and cherished moments with loved ones.

Happy Thanksgiving!

*John Phomm*

HOA Board President



**Mark your calendars (December 12, 2026)** and come on out to your village entrance to meet Santa! If you have a golf cart, jeep, motorcycle, or any type of vehicle and are willing to decorate it, please join our parade. Be at the Discovery Point Day Care entrance on Post Oak Blvd. by 11:45 a.m.



**Important Information:** We will be forming up the parade vehicles at approximately 11:45 a.m. on Post Oak Blvd., and shortly thereafter, we will begin traveling down Post Oak Blvd. HERE COMES SANTA CLAUS down Lexington Oaks Blvd.!

Our first stop will be at the entrance to the Delmar Village, where Santa should arrive at noon. The next stop will be at the Fairmount Village entrance. For the following villages: Arlington, Belmont, and Preakness, please stay on your village side of Lexington Oaks Blvd. until we have all traffic stopped. Santa will come over to your side of the street. Please follow these guidelines, as we do not want any children to suddenly dart out into the roadway.

Churchill Villa is next, then Saratoga, Hawthorne, Pocono, Maywood, Pimlico, Northampton (both entrances), and finally Remington.

Any last-minute updates to the parade will be in the December Lexington Oaks Newsletter. We will also be providing information on Facebook, Lexington Oaks Group, and on the Nextdoor App, Lexington Oaks Group.

### Christmas Decorating Contest

Christmas decorations may be displayed beginning after Thanksgiving and must be removed by January 15, in accordance with the ACC Guidelines. Judging will take place on the evenings of Friday, December 11; Saturday, December 12; and Sunday, December 13.

**Award Prize**

| First Place | Second Prize | Third Prize | Honorable Mention (Christmas only) |
|---|---|---|---|
| $150 | $75.00 | $50.00 | $25 gift card for one winner in each village without a first-, second-, or third -place winner |

Decorations must be tasteful, family-friendly, and appropriate for the holiday. Repurposing Halloween decorations for Christmas is not permitted. Christmas winners will be announced on the Lexington Oaks Homeowners Group of Wesley Chapel Facebook page and highlighted in the January 2027 newsletter.

# Lexington Oaks,
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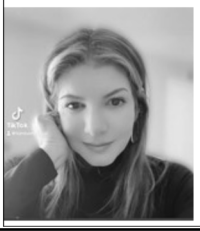
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## Golf Cart & Low-Speed Vehicle Safety Reminder

For the safety of our residents, pedestrians, and motorists, homeowners are reminded that Florida law has different requirements for golf carts and low-speed vehicles (LSVs). Please review this quick guide before operating either vehicle in Lexington Oaks.

| Requirement | Golf Cart | Low-Speed Vehicle (LSV) |
|---|---|---|
| **Maximum Speed** | 20 mph | 25 mph |
| **Driver Requirements** | Under 18: learner's permit or driver license.<br>18+: government-issued photo ID. | Valid driver license required |
| **Neighborhood Roads** | Only where legally authorized for golf cart use | Permitted on roads posted at 35 mph or less, unless restricted |
| **Sidewalks** | Not permitted unless specifically authorized | Not permitted |
| **Registration & Insurance** | Generally not required | Required, along with vehicle title |
| **Safety Equipment** | Brakes, mirrors, reflectors, safe tires; additional equipment for nighttime use | Headlights, turn signals, mirrors, windshield seat belts, and other required equipment |

**Important Lexington Oaks Reminder:** Golf carts should not be operated on neighborhood sidewalks. Pedestrians have priority, and operating a golf cart on a residential street does not automatically make that street an approved golf cart route. Residents should confirm that their intended route is legally authorized.

## HOA Board Opportunity

The February 2027 Annual Meeting gives homeowners an important opportunity to participate in the election of members to the Lexington Oaks HOA Board of Directors. Three positions, each carrying a two-year term, will be open for election.

Homeowners interested in contributing their time, experience, and perspective to the continued success of Lexington Oaks are encouraged to apply. Board service includes reviewing community matters, helping establish priorities, and making decisions in the best interest of the association.

An application form, the confirmed submission deadline, and additional election details will be included in the December 2026 Annual Meeting mailing. Completed applications are expected to be due by January 1, 2027; homeowners should follow the official deadline stated in the December mailing.

Your engagement helps support strong governance and the long-term vitality of our neighborhood.

**Holiday Courtesy and Property Maintenance**

As holiday decorations go up and visitors arrive, please keep sidewalks and walkways free of cords, decorations, overgrown plants, and other obstructions. Use adequate lighting, be mindful of neighbors, and observe the community's street-parking restrictions. Review the updated ACC Guidelines before beginning exterior improvements or modifications that may require approval; information is available through the RealManage Resident Portal and HOA website.

**Fall Property Maintenance**

Regular exterior maintenance helps protect property values and keeps sidewalks and common travel areas safe. Please continue to:

Trim trees, shrubs, and hedges before they obstruct sidewalks, signs, or sight lines.
Remove dead branches and secure loose outdoor items during severe-weather watches.
Keep lawns, planting beds, driveways, and home exteriors clean and well maintained.
Review the updated ACC Guidelines before beginning exterior improvements or modifications that may require approval.

The updated ACC Guidelines and application information are available through the RealManage Resident Portal and the HOA website.

**Get Involved**

Lexington Oaks welcomes homeowners interested in serving on the Architectural Control Committee (ACC) or helping plan future activities through the Community Event Committee. To volunteer or request additional information, contact HOA Management or email lexoaks@ciramail.com.

Thank you for helping keep Lexington Oaks safe, attractive, and welcoming. Lexington Oaks HOA Board

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## Churchill Villas

**2nd Annual Churchill Friendsgiving** – Join us for the 2nd Annual Friendsgiving, hosted by Terry & Bonnie Dickason 26610 Whirlaway, Saturday November 14th at 5:30pm. Please see the community Facebook Events page for details. Gathering as a community is a great way to get to know those new to the community and catch up with those who have been her a while. Let's make this year's event bigger and better than last year!

**New cabana/pool chairs-** Have you seen them? The 10 cabana chairs have been replaced and look amazing! If used around the pool deck, please be sure to return them back to the cabana area. Keeping them well maintained will provide longevity on the investment made.

**Holiday Season** – As we approach the Holiday Season, we appreciate all those that share their holiday spirit with their lovely decorations. We look forward to your creativity and wish you all a Happy Holiday Season!

**Churchill Committee Volunteers** –We appreciate our Board members and all the time and work they invest in our community. We also appreciate those who volunteer for our community committees. Both the Board and Committee Volunteers work together to ensure our community maintains the standards brought forth in our community bylaws. By doing so, our community curb appeal and value will benefit. Below is listing of the volunteers for our community committees:

| | |
|---|---|
| **Sod** | Rob Schwager, Bob Stanfield, Ralph Warner |
| **Paint** | Sarah Chapman, Rose Chiddy, Bonnie Dickason, Linda Peterman |
| **Budget** | Terry Bechtel, Bob Stanfield |
| **Storm Prep** | Chris Bennett, Jenny Gomez, Bob Stanfield |
| **Violations** | Kate Bennett, Sarah Chapman, Marie Rappaport |
| **Fine** | Chirs Bennet, Bonnie Dickason |

**Community beautification and compliance with community bylaws** - We all love living in CHURCHILL and one of the biggest reasons is how well our community is maintained. To keep our neighborhood clean and looking it's best, the HOA BOARD will be conducting walkthroughs over the next few weeks. They will be addressing outstanding covenant violations. Starting on 01/01/2027 we will be focusing heavily on resolving the following common issues:

- **SHRUBS AND TREES:** Be sure to remove any shrub or trees that are dead, brown or unsightly
- **GARBAGE CANS:** Should not be visible to your neighbor or the street. Either store in your garage, or enclosed in such fashion not visible to neighbor or street.
- **GARBAGE & Recycle DAYS**: Do not put garbage cans out to the curb before 6:00 PM the night before pick-up.

- **SOFFITT AND RAIN GUTTERS:** If you look at these areas and see anything, other than white or color of you trim color, they MUST be cleaned.
- **MAILBOXES:** Replace if: door does not stay closed, broken or unsightly in any way
- **CURBING and CONCRETE EDGING:** If you have concrete curbing, be sure it is a complete piece surrounding the area, if it is not, it must be removed If you have any other material surrounding trees or as a border, it must be clean and clear of mold or any discoloration
- **PARKING:** If you are parking more than 2 vehicles in your driveway, make sure the other car(s) are not hanging over the sidewalk.
- **RV PARKING:** RVs are NOT allowed to be parked in driveways or anyplace on your property UNLESS is it completely out of sight of the street and your neighbors.
- **MULCH OR GROUND COVER:** If your landscaping area or around trees is down to dirt, it must be covered with either mulch or some other landscaping material.

Need to Report an Issue: Please contact our property management company at southsupport@fsresidential.com or call 866-378-1099.

*Terry Bechtel*,
President
tbechtellexoakscdd@gmail.com




November 3, Elections VOTE

November 5, CDD Workshop 9:00am

November 9, Lexington Oaks Women's Club 10:00am

November 11, VETERAN'S DAY

November 11, Master HOA Meeting 6:30pm

November 16, Book Club 6:30pm

November 17, Churchill HOA 6:00pm

November 18, Covenant Enforcement Committee Meeting 7:00pm

November 19, CDD Meeting 6:30pm

November 26, HAPPY THANKSGIVING

## FUTURE MEETINGS

NOV. 11, HOA 6:30PM
DECEMBER 9, HOA 6:30PM
JANUARY 13, 2027 ACC 5:30PM
JANUARY 13, HOA 6:30PM
FEBRUARY 10, HOA
ANNUAL MEETING 6:30PM
MARCH 10, HOA 6:30PM
APRIL 14, ACC 5:300PM

## Lexington Oaks Women's Club (LOWC)

**Linda Mooney**
**FSUmom303@verizon.net**

**NOVEMBER MEETING**
The Lexington Oaks Women's Club will meet at the Community Center on Monday November 9th 2026. 9:30 for breakfast goodies and 10:00 meeting.

**2027 MERIT AWARDS**
Attention students: If you are a high school senior, or a recent high school graduate, you are invited and encouraged to apply for one of our merit awards to be used toward any continuing education plan. Application packets are available for pick-up at the community center. The deadline for submission is February 26th 2027. These awards are limited to Lexington Oaks residents, and you may only win once. Awards will be based on all information provided in your application, and will be presented at our May 3rd luncheon. Get your packet early!!!

**NOVEMBER ACTIVITIES**

**BOOK CLUB**
Phyllis C. Chairperson
Meets on the 3rd Monday at 6:30 pm. at the community center.
Book club will be held Monday November 16th 2026. We will be discussing "We All Live Here" by JoJo Moyes. Our discussion leader is Phyllis C.

**LUNCH WITH THE LADIES**
Mary H., MaryLou S. Chairpersons
We will not be having lunch this month due to the date being the day before Thanksgiving.

December's lunch will be at Stonewater Grill on December 16th. More info on that to come soon.

**LIBRARY**
Deb B. Chairperson
There are lots of new books available to all Lexington Oaks residents. Also- Check out the little library outside of the community center!

The library is available during normal community center hours.

**CHARITIES**
Deb B. Chairperson
Thanks to everyone who supported us at the community yard sale! We did well even with the weather challanges. We continue this month with our collection of shelf stable food and new, unwrapped children's toys. A box is at the community center for collection as of November 1st. These will be distributed to the local schools in need for the holidays. We are also continuing our clothing drive, so don't throw away any gently used children's and adult clothing. Children's clothes go to our local schools, Loft 181, and Pasco Youth and Family Services. Adult clothes go to Compass Rose Assisted Living Center. We are also collecting supplies for the Pasco County Humane Society. Call Deb Blackton for more information- 908-581-6481

Officers for 2026-2027
President- Linda Mooney Vice-President- Sarah Ewud
Secretary- Kathy Haig Treasurer- Cindy Wilson
Director- Phyllis Cera

**Upcoming Meeting/Social:**
Our next meeting will be Monday December 7th at the community center. 9:30 breakfast goodies, 10:00 meeting,




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## Pimlico Post

Happy Thanksgiving! Warm days, crisp cool air, and holiday preparations in the making.

Hope everyone enjoyed our social at the pool. Thanks Tony and team for a job well done.

Hope everyone will be happy to know that our dues will be remaining the same for the upcoming year.

Current projects we are working on : Having our Storm drains cleaned out. To our knowledge this has never been done.

Also working with ITS for our irrigation systems and hope to begin improvements to help conserve water and improve our sprinkler heads for better watering capability and capping off heads that are no longer needed.

Looking into setting up pressure cleaning for driveways and sidewalks. Will need a couple of bids.

Warning stickers have arrived to be placed on vehicles parking in the road overnight or at the pool overnight. After two warnings the next time will result in your vehicle being towed at your own expense.

Electrical work at the pool has been completed. We will be decorating the front entrance for Christmas the weekend following Thanksgiving if anyone would like to help.

**Next meeting on Dec 14, 7:00pm at the Community Center**

Jacqueline Arendes,
President

## Remington Village

As we welcome November, we would like to share a couple of important community reminders

**Landscaping Schedule Change.** Please be advised that our community landscaping service will shift from weekly Friday visits to an every-other-Thursday schedule beginning November 5th. If you have any landscaping concerns, please contact our management company at ContactUs@creative-mgmt.com. Including photos, when possible, helps ensure your request is addressed promptly and accurately.

**Upcoming Exterior Inspections,** We anticipate that our management company will be conducting exterior inspections throughout the community. These inspections help ensure that our neighborhood continues to maintain its appearance and community standards. If you notice anything on your property's exterior that needs attention, please take the time to address it. Your care and attention to your home helps keep our entire community looking its best.

**Holiday Decorating Reminders.** As we transition from Halloween to the holiday season, please remember that all Halloween decorations must be removed by November 15th. The good news is that Christmas decorating can begin! We look forward to seeing the festive touches that will bring holiday cheer to our neighborhood.

**November Holidays.** As we enter this season of gratitude, we extend our heartfelt appreciation to all our veterans and wish them a very happy Veterans Day. We also wish our residents a wonderful Thanksgiving filled with happiness, warmth, and countless reasons to be thankful. May the holiday bring special moments shared with family, friends, and loved ones. Thank you for your continued cooperation and for helping make our community such a wonderful place to call home. Warmest Thanksgiving wishes to all!

Your Board of Directors
Carol Soldi-Hall, President
CSoldiHall@gmail.com

## Lexington Oaks Community Development District



### Board of Supervisors

Chairman
Rick Carroll
690-9901
rcarrollcdd@gmail.com

Vice Chairman
Terry Bechtel
973-1879
tbechtel-lexoakscdd@gmail.com

Asst Secretary
Scott Carlson
Lexoakscddseat3
carlson@gmail.com
813-784-7990

Asst. Secretary
Bill Palermo
bpalermolexoaks2@gmail.com
997-1354

Asst. Secretary
Butch Straber
bstraber-lexoaks5@gmail.com
317-431-1409

**Management Company**
**District Manager**
Inframark Mgmt Services
2005 Pan Am Circle
Tampa, FL 33607
813-873-7300

Mark Vega,
District Manager
Mark.vega@inframark.com

**Community Center Staff**
907-8718
lexoaks1@gmail.com

Property Manager
Todd Wilhelmi

Receptionist
Judith Martinez

Receptionist
Sharon McMinn

Services
Doug Johnson

Services
Ellie Cody

The CDD has been busy the last few months. We have a few projects in progress or planned for this fiscal year:

- Re-Surfacing of the Tennis Courts is currently in progress. We are replacing all the asphalt and then will paint new striping. Will also install new nets as part of this project. Striping will include provisions for Pickle Ball enthusiasts.
- Plans for the Pond Restoration and Repair for 2026-7 year are being finalized. Depending on the final plans, costs for this project will exceed $100,000. Our community has done a great job over the last few years to maintain our many ponds such that bank erosion will not be a problem in future years. Our engineer has remained on top of this project through his inspections and recommendations to the Board. The Board has designated funds from our reserve accounts each year to keep this portion of our community maintained up to standard. Many of the repairs will last for many years and will not need to re-done.
- Will complete planning and begin replacement and update of our playground. This will include replacement for all the equipment (will keep existing swing structure) and flooring. Plans will also include some overhead covering in areas to allow play in the shade. This will be a tremendous improvement over current equipment and structures.
- Beginning phase of replacing windows and doors in Community Center. Current equipment was installed in 1998-9 and needs to be replaced. Will include some remodeling of the interior of the Clubhouse.
- Working each meeting with our new landscape contractor , ASI, to improve the landscaping and appearance of our boulevard and our neighborhoods.
- Working with Pasco County and others to improve the traffic safety considerations and appearance of the intersection area around Post Oak Blvd and Lexington Oaks Blvd.

We Welcome your input – We encourage all residents to attend the monthly workshops and meetings.
Be kind to a stranger. A random act of kindness may mean the world to a stranger

Be safe.

*Terry Bechtel*

CDD Board Supervisor

## Lexington Oaks Master Homeowner's Association

### Board of Directors

| | | | |
|---|---|---|---|
| John Phommavongsai | President | 813-382-9096 | lexoaks.johnphomm@gmail.com |
| Eileen Ozar | Vice President | 248-505-2815 | e.l.ozar@live.iup.edu |
| Linda Staskiel | Secretary | 813-610-4749 | lindastaskiel@hotmail.com |
| Marie Miller | Treasurer | 813-843-0079 | mmrtm60@gmail.com |
| Melissa Dingman | Director | 704-771-6570 | melissadingman@gmail.com |
| Chris Remley | Director | 251-402-1678 | cmremley@acg.aaa.com |
| Mike Trowse | Director | 256-655-2700 | steamertrowse@gmail.com |

www.MyLexOaks.com

### Management Company (Real Manage - www.RealManage.com)

| | | | |
|---|---|---|---|
| Melissa Howell | Property manager | 1-866-473-2573 | lexoaks@ciramail.com |
| **HOA Community Web Site** | | | |
| Rick Carroll | Website Coordinator | 813-690-9901 | rickcarroll.lexoaks@gmail.com |
| **Community Center** | | | |
| Lexington Oaks Clubhouse(CDD) | Community Facilities | 813-907-8718 | lexoaks1@gmail.com |
| **Covenant Enforcement Committee ( CEC Fining Committee)** | | | |
| Mark Daubney | Chairman | 813-748-3775 | mdaubney@tampabay.rr.com |

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September Active Listings

| List Price | Bed | Bath | Yr | Sq Ft | Address |
|---|---|---|---|---|---|
| $1,500,000 | 4 | 3.5 | 1997 | 3,470 | 16308 Moradas De Avila, Tampa |
| $320,000 | 2 | 2 | 1999 | 1,633 | 5605 Cannonade Dr |
| $335,000 | 3 | 2 | 2000 | 1,774 | 26521 Whirlaway Ter |
| $389,999 | 4 | 2 | 2002 | 1,956 | 5854 Count Turf Ln |
| $368,900 | 3 | 2 | 2000 | 1,505 | 5627 War Admiral Dr |

September Sold Listings

| Sold Price | Bed | Bath | Yr | Sq Ft | *DOM | Address |
|---|---|---|---|---|---|---|
| $570,000 | 4 | 3 | 2004 | 3,080 | 27 | 25651 Ferdinand Ct |
| $345,000 | 3 | 2 | 2001 | 1,505 | 21 | 26923 Affirmed Dr |
| $425,000 | 4 | 3 | 2003 | 2,996 | 4 | 25927 Risen Star Dr |



NOTE: Based on information from the Stellar Multiple Listing Service for the period 1st – 30th September 2026. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the Stellar Multiple Listing Service. Thinking of selling your home? Give us a call and let us be Your Key to Sold!



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24 Hr Guarded Gate, 4 Bedroom, 3 ½ Bath, 3,470 sq ft • located in Avila, Tampa. $1,500,000



**SOLD!**
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**SOLD!**
Gated, 4 Bedroom, 3 ½ Bath, 3,080 sq ft • located in Hawthorne Village. $570,000



**UNDER CONTRACT!**
4 Bedroom, 2 Bath, 2,564 sq ft • located in North Hampton Village. $475,000



**ACTIVE!**
3 Bedroom, 2 Bath, 1,684 sq ft • located in Churchill Village. $344,900